



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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February 4, 2005

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the February 3, 2005 Public Hearing and Business Agenda

PUBLIC HEARING AGENDA

1. Case # 11-ZO-05 – Brian DesFosses (Owner) proposes to create a 4th dwelling unit and seeks a **variance** from Section 8.04 minimum lot area, 10.03 (B) number of parking spaces, 10.09 (A) parking setbacks, 10.07 (J) (4) parking screening, 10.07 (J) (1) parking bumpers, 10.03 (D) accessible spaces, 10.07 (G) parking landscaping, 14.02 (B) 3 variance stipulations of the Z.O., as per plans submitted December 13, 2004 at **567 Beech St. - Granted**
2. Case #14-ZO-05 – **157 Notre Dame Ave.** - Postponed until April.
3. Case #15-ZO-05 – Monday Kabari (Owner) proposes to convert first floor apartment to day care and seeks a **special exception** from Section 5.10 (J) 6 and a **variance** from Sections 6.07 lot area, frontage and width, 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks and 10.06 (A) parking layout, 10.07 (D) parking maneuvering, 10.03 (D) accessible spaces and 10.07 (G) parking landscaping and 10.02 (F) business parking of the Z.O., as per plans submitted January 3, 2005 at **221 Lake Ave. - Granted**
4. Case #16-ZO-05 – Laura Carignan (Agent) proposes to convert from laundromat to dog grooming business and seeks a **variance** from Section 5.05 classification of use not specified of the Z.O., as per plans submitted January 4, 2005 at **229 Wilson St. - Granted**
5. Case #17-ZO-05 – John LaCartiglia (Agent) proposes to maintain attached screen house and decks built without benefit of permits; move shed to side yard, also maintain driveway with two parking spaces and seeks a **variance** from Section 6.09 A minimum setbacks from wetlands, 10.09 (B) parking setbacks of the Z.O., as per plans submitted January 10, 2005 at **58 Surrey Lane. - Granted**
6. Case #18-ZO-05 – John Ragonese (Owner) proposes to demolish existing market, consolidate adjacent lot and build a 1-story convenience store with gasoline sales and seeks a

variance from Sections 6.07 lot area, 10.09 A parking setbacks, 8.22 D retaining wall and 10.07 G landscaping of the Z.O., as per plans submitted January 24, 2005 at **425-431 Lake Ave. - Granted**

7. Case #19-ZO-05 – G. Jeffrey Foster (Owner) proposes to build a 10' x 12' shed with enclosed fencing to house 3 goats for 4-H program and seeks a **variance** from Section 5.10 B (3) Agriculture & Livestock and 8.08 Supplementary Regulations of the Z.O., as per plans submitted January 18, 2005 at **2042 Candia Rd. – Withdrawn 2-03-05**
8. Case #20-ZO-05 - William Roy (Owner) proposes to build a 21' x 22', 2-stall, 2-story garage with family room above and seeks a **variance** from Section 6.07 front and side setbacks of the Z.O., as per plans submitted January 21, 2005 at **151 Leda Ave. - Granted**
9. Case #21-ZO-05 – Muriel Allard (Applicant) proposes to occupy building for a commercial day care center, erect a 6' fence in front yard, replace existing sign and add building signage and seeks a **special exception** from Section 5.10 J (6) commercial day care and a **variance** from Section 10.03 B number of parking spaces, 10.06 A parking layout, 10.08 C driveways, 8.22 B fencing and 9.08 A 1 signage (2 counts) of the Z.O., as per plans submitted January 24, 2005 at **227 Londonderry Tpk.**
Section 10.03 (B) number of parking spaces, 10.06 (A) parking layout and 10.08 (C) driveways was withdrawn (will seek relief through the Planning Board). The Board approved the special exception Section 5.10 J (6) and the variance for Section 8.22 (B) fencing and 9.08 (A) 1 signage (2 counts).
10. Case #22-ZO-05 – John Milonas (Owner) proposes to maintain an 18' round above ground pool with a 6' wood fence in front yard and seeks a **variance** from Section 8.24 A (1) accessory structures and 8.22 B fencing of the Z.O., as per plans submitted January 19, 2005 at **75 Fremont St. - Granted**
11. Case #23-ZO-05 – Doris Karagianis (Agent) proposes to convert a single family home and hair salon to a day care facility and seeks a **special exception** from Section 5.10 J (6) commercial day care and a **variance** from Section 6.07 lot area, frontage, width and side setbacks, 10.03 B number of parking spaces and 10.09 B parking setbacks of the Z.O., as per plans submitted January 11, 2005 at **191 So. Jewett St. – Granted with stipulation that the Day Care be limited to 20 children.**
12. Case #24-ZO-05 – Attorney Richard E. Fradette (Agent for Applicant) proposes to convert entire second floor to a correctional facility (Federal halfway house) and seeks a **variance** from Section 5.10 J (12) correctional institution and 10.09 C driveway width of the Z.O., as per plans submitted January 24, 2005 at **335 Somerville St. - Denied**
13. Case #25-ZO-05 – Natalie Duval (Agent) proposes to demolish existing single family home and build a new single family home with 2-car attached garage and seeks a **variance** from Section 6.07 street and rear yard setbacks, 10.07 (E) parking paving, 10.08 (B) driveway location and 8.22 (B) fencing of the Z.O., as per plans submitted January 19, 2005 at **489 Stark Lane. – Granted with stipulation that the variance be contingent upon approval from the DES.**

BUSINESS MEETING

Request for Rehearings:

Case #198-ZO-04 – **53 Oneida St.** (subdivide lot into 3 lots). Appealed by Irene Dupont, et al , 116 Gilford St. on January 7, 2005 - **Denied**

Case #03-ZO-05 – **160 So. Elm St. – Withdrawn 2-02-05**

Case #09-ZO-05 – **335 Somerville St.** (Admin. Appeal – Halfway House) Appealed by Attorney Richard Fradette (Community Solutions, Inc.) on January 28, 2005 - **Denied**

Case #211-ZO-04 – **1490-1492 Elm St.** (Variance – Halfway House) Appealed by Attorney John Turcotte (Community Resources for Justice) on February 1, 2005. - **Denied**

Case #06-ZO-05 – **1490-1492 Elm St.** (Admin. Appeal – Halfway House) Appealed by Attorney John Turcotte (Community Resources for Justice) on February 1, 2005. - **Denied**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.